

## Talگو Lease 2022 – Comparison of General Terms & Conditions

Below is a general comparison between the 2017 lease and proposed 2022 lease. The lease is between the Redevelopment Authority of the City of Milwaukee (RACM) and Talگو, Inc. The Century City Redevelopment Corporation (CCRC) no longer exists. All land is owned by RACM.

### Sections of the Lease

### General Comparison

<b>1) Lease Term:</b>	5 years (April 2022-April 2027) with a one year month-to-month option
<b>2) Tenant Lease Area:</b>	3533 North 27 <sup>th</sup> Street (entire parcel) Portion of 3025 West Hopkins Street (parking lot)
<b>3) Lease Rate:</b>	\$362,000/year or \$30,166/month. This is a slight monthly increase from the 2017 lease. Annual Escalator on Rent: 5%
<b>4) Premises As Is:</b>	No substantive change from current lease
<b>5) Tenant Improvements/Alt.:</b>	No substantive change from current lease
<b>6) Talگو Signage:</b>	No substantive change from current lease
<b>7) Rail Access/Spur:</b>	2010 agreement will remain in place. WATCO (dba Wisc. & Southern Railroad) acquired rail corridor in 2020.
<b>8) Maintenance, Repairs:</b>	In general no change from current lease. New language for maintenance and warranty on floor surface.
<b>9) Utilities:</b>	No substantive change from current lease
<b>10) Security:</b>	No substantive change from current lease
<b>11) Landlords Rules &amp; Regs:</b>	No substantive change from current lease
<b>12) Insurance:</b>	No substantive change from current lease
<b>13) Condemnation or Damage:</b>	No substantive change from current lease
<b>14) Governmental Approvals:</b>	No substantive change from current lease
<b>15) Sublease; Assignment:</b>	No substantive change from current lease
<b>16) Property Taxes; No Liens, Etc.:</b>	No substantive change from current lease
<b>17) Landlord Access &amp; Use:</b>	No substantive change from current lease
<b>18) Termination or Default:</b>	No substantive change from current lease
<b>19) Haz Materials and Enviro:</b>	No substantive change from current lease
<b>20) Removal of Personalty:</b>	No substantive change from current lease
<b>21) WI Law; RACM Plan:</b>	No substantive change from current lease
<b>22) Notices:</b>	No substantive change from current lease
<b>23) Successors:</b>	No substantive change from current lease
<b>24) Non-Waiver of Rights:</b>	No substantive change from current lease
<b>25) Severable:</b>	No substantive change from current lease
<b>26) Paragraph Heading:</b>	No substantive change from current lease
<b>27) Entire Agreement:</b>	No more CCRC, just RACM
<b>28) Recording:</b>	No substantive change from current lease
<b>29) Counterparts:</b>	No substantive change from current lease
<b>30) Commissioner:</b>	No more CCRC, just RACM

**31) Force Majeure:**

No substantive change from current lease

**32) Open Records:**

No substantive change from current lease

**33) Good Faith:**

No substantive change from current lease

**34) Stormwater**

Language added to reflect the approved Stormwater Management Plan (SWMP) from 2010. Talgo would be responsible for amending SWMP if they make any facility modifications.